

South Los Angeles Industrial Tract BID
Board of Directors Meeting
February 6, 2009 @ 11:00 am
1008 East 59th Street

In attendance: Duke Dulgarian, Matt Mullen, Greg Goodman, Barry Croxen, Steve Stone, Steve Anderson, Stanley Kramer, Oscar Ixco, Jon Bosanac, David Mitchell, Dale Schneider, Oscar Avina, Susan Levi, karina ceja

- I. Meeting called to order at 11:15 am
- II. Introductions
- III. Approval of Minutes – **Motion to approve Minutes as amended by Dulgarian/Croxen.**
- IV. Public Comments – N/A
- V. Annual Election of Officers- Levi informed the Board that they are on no term limits for their officers although they are still required to have elections. Dulgarian, the current President of the Board, agreed to serve one more year although he did state that this would be the last. **Motion to continue with same officers on the SLAIT Board of Directors by Kramer/Dulgarian. Kramer abstains.**
- VI. Security-
 - i. Security Camera Update- Ixco updated the Board on the progress of the camera system. The contract between the CRA, PRO911 and Smart WAVE was signed in mid-December and now they continue to meet via conference call every week. David from PRO911 stated that they are very excited to see the finished project since they have put a lot of time and effort into it. Dale Schneider, operations manager for PRO911, informed the Board that 59 cameras had been rewired and there are 3 domes that need to be replaced and soon all 62 cameras should be up and working. He also stated that he would be leaving a lens cleaner for security to be able to clean the surface of the cameras for better visibility. Anderson stated that he has kept hearing all these promises but wants to know when they will really be done with the project. David Mitchell informs him that they are looking to the end of March for this project to be entirely completed. Levi also informed the Board that the CRA has covered maintenance for the cameras for six months after project completion then the BID will seek a new contract with a maintenance company. David Mitchell will submit a proposal on behalf of PRO911.
 - ii. Universal Protection Service Contract Renewal- Avina reported that the cameras have been very useful to the security team and they all have been

using them to their fullest potential. Avina proceeded to tell the board different incidents where the cameras have been very helpful. Levi then informed the board that a trespass authorization is needed from all the property owners so that the LAPD has the right to enter their properties if it is needed. Levi then informed the board that currently UPS has 22 officers 7 days a week with 656 hrs. With this new contract the BID has three options. Option 1 will cut 6 officers, option 2 will cut 5 officers and option 3 cuts 4 officers. Kramer stated that there would be no need for more officers since the cameras have been installed. Levi stressed the importance of the security team and Avina added that it is still crucial to have security on duty because they will give more visibility with their presence. **Motion to approve Option 2 and releasing 5 of our security team by Croxen/Stone. Kramer abstains.**

- iii. Digital Camera- Levi stated that she would like the BID to invest in a digital camera for the security team. She added that often times she needs them to take pictures for the newsletter and Avina has to use his own. Levi proposed the BID invest about \$150 for a digital camera. **Motion to approve purchase of digital camera for BID purposes by Croxen/Anderson unanimous.**
- iv. Table and Chairs for break room- Levi informed the board that most of the furniture in the SLAIT office is Steve Anderson's and he has brought it in himself but that the BID should make an effort in providing the Security team with better furniture for their break room. Levi had looked into tables at Target and found some fair prices for the 7ft tables. She suggested the board purchase 2 tables. Dulgarian stated that he has a lot of chairs he could donate to the BID, all he asks is that Avina pick them up from his office. **Motion to purchase two tables for the Security team's break room approved by Stone/Croxen unanimous.**
- VII. Approve 2008 Tax Filings – Forms 199 and 990 – Levi stated that she emailed all the board members a copy of SLAIT's Tax returns for them to review. **Motion to approve 2008 Tax Filing forms 199 and 990 by Croxen/Stone. Kramer abstains.**
- VIII. New Policy requirements for Non-Profits - Levi asked the board if they had read the new policies she emailed them. She stated that these policies will not really affect the way the BID is run but they do need to be approved for Tax Return purposes. **Motion to approve new IRS policies for non-profits by Croxen/Mullen. Kramer Abstains.**
- IX. Susan Levi & Associates, Inc. Contract Renewal – Susan explained that her new contract does not include a raise and it is simply a contract for her services. **Motion to approve Susan Levi & Associates contract renewal by Croxen/Mullen unanimous.**
- X. Next Meeting Date – Friday, March 13 if necessary.
- XI. Adjourn- Meeting adjourned at 12:21pm